

DATED

16 November

1967

DR. I. R. HURBARD

- to -

CHURCH OF SCIENTOLOGY OF CALIFORNIA

CONVEYANCE

- of -

freehold property known as Saint Hill Manor East Grinstead in the County of Sussex.

XD/SH/47

875511X5

TYPE OF HEARING trial  
CASE NO. C420153  
Plaps EXH. NO. 69  
**ADMITTED IN EVIDENCE**  
DATE 0-7-84  
JOHN J. BORDRAN, COUNTY CLERK  
BY: C. Hart DEPUTY



THIS CONVEYANCE is made the *sixteenth*  
*November* One thousand nine hundred and sixty seven

BETWEEN LAFAYETTE RONALD HUBBARD (more generally known as  
 LAFAYETTE RON HUBBARD) <sup>formerly</sup> of Saint Hill Manor East Grinstead in the  
 County of Sussex <sup>but now of Las Palmas, Canary Islands</sup> (hereinafter called "the Vendor") of the one part  
 and CHURCH OF SCIENTOLOGY OF CALIFORNIA (a Corporation incorporated  
 under Part I of Division Two of Title One of the Corporation Code of  
 the State of California United States of America and registered in  
 England) whose registered office in England is at 35/37 Fitzroy  
 Street London W.1. (hereinafter called "the Purchaser") of the other  
 part



WHEREAS the Vendor is seised of the property hereinafter  
 described for an estate in fee simple in possession subject as  
 hereinafter mentioned but otherwise free from incumbrances and has  
 agreed to sell the same to the Purchaser for a like estate subject as  
 aforesaid for the sum of Seventy eight thousand pounds

NOW THIS DEED made in pursuance of the said Agreement and IN  
CONSIDERATION OF THE SUM of Seventy eight thousand pounds now paid by  
 the Purchaser to the Vendor (the receipt of which sum the Vendor  
 hereby acknowledges)

W I T N E S S E T H as follows :-

THE VENDOR as Beneficial Owner HEREBY CONVEYS unto the Purchaser ALL THAT the mansion house known as Saint Hill in the Parish of East Grinstead in the County of Sussex with the lands buildings and hereditaments thereto belonging and containing 35.811 acres or thereabouts which said lands and premises are for the purpose of identification only delineated on the plans attached to the documents set out in the Second Schedule hereto and thereon coloured pink red blue green and yellow together with but subject to the rights easements covenants reservations and privileges contained in the said documents TO HOLD the same unto the Purchaser in fee simple SUBJECT to and with the benefit of the Leases specified in the First Schedule hereto and the covenants contained in the instruments specified in the Third Schedule hereto so far as the same are still subsisting and capable of being enforced and affect the said property or any part thereof

THE PURCHASER HEREBY COVENANTS with the Vendor by way of indemnity only but not further or otherwise that the Purchaser will at all times hereafter observe and perform the said covenants so far as aforesaid and keep the Vendor and his estate and effects indemnified

from and against all claims and demands respect thereof

THE PURCHASER HEREBY DECLARES that the terms of the respective leases referred to in the First Schedule hereto (the benefit of which said leases the Purchaser hereby further declares is vested in the Purchaser) shall forthwith merge and be extinguished in the fee simple of the property hereby conveyed

I N W I T N E S S whereof the parties hereto have hereunto set their hands and seals the day and year first before written

THE FIRST SCHEDULE

<u>Date</u>	<u>Parties</u>	<u>Term</u>
26th October 1959	The Vendor (1) Norma Webb and Peter Hemery (2)	10 years from 8th May 1959 at yearly rent of £2500.
6th April 1966	The Vendor (1) The Purchaser (2)	20 years from 6th April 1966

THE SECOND SCHEDULE

11th August 1959	Conveyance	His Highness Maharaja Sir Sawai Man Singh Bahadur Ruler of State of Jaipur (1) Broadland Properties Limited (2) The Vendor (3)
6th October 1959	Conveyance	(same parties)
29th December 1961	Deed of Exchange	Herbert Ivor Handley Jones (1) The Vendor (2)
15th October 1965	Deed of Conveyance and Release	Leslie William Ballard (1) The Vendor (2) National Provincial Bank Ltd (3)

THE THIRD SCHEDULE

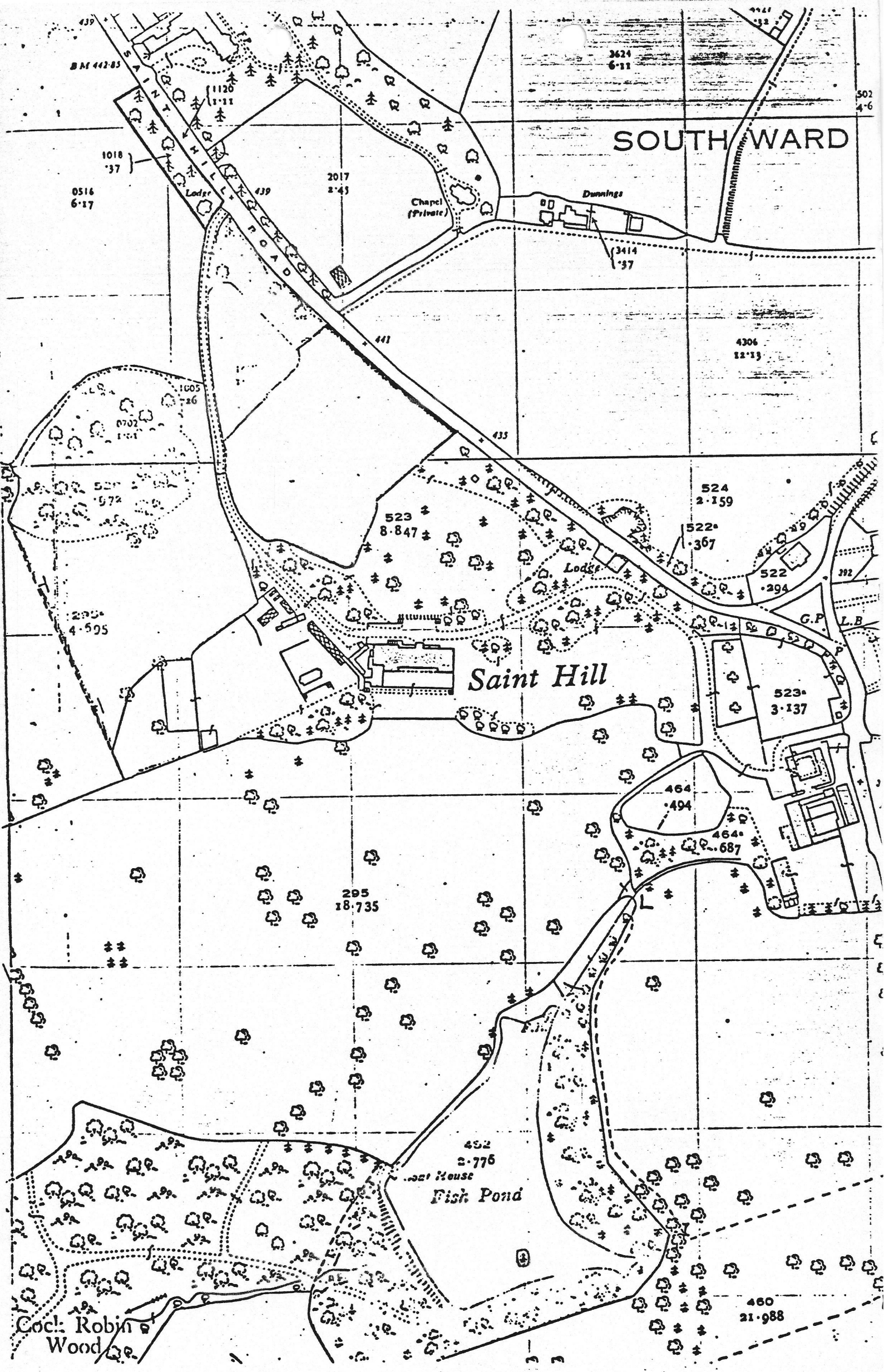
6th October 1959	Conveyance	His Highness Maharaja Sir Sawai Man Singh Bahadur Ruler of State of Jaipur (1) The Vendor (2)
29th December 1961	Deed of Exchange	Herbert Ivor Handley Jones (1) The Vendor (2)
15th October 1965	Deed of Conveyance and Release	Leslie William Ballard (1) The Vendor (2) National Provincial Bank Ltd (3)

SIGNED SEALED and DELIVERED  
by the said LAFAYETTE RONALD  
HARRARD in the presence of:-

*[Handwritten signatures and names]*

*[Large handwritten signature]*





SOUTH WARD

439

BA 442-85

1018  
'37

0516  
6-17

1120  
1-11

2017  
2-43

3624  
6-11

502  
4-6

Lodge

Chapel  
(Private)

Dunnings

3414  
'97

441

4306  
12-13

1005  
2-6

0702  
1-01

521  
5-72

295  
4-505

523  
8-847

524  
2-159

522  
3-67

522  
2-94

Saint Hill

523  
3-137

295  
18-735

464  
4-94

464  
6-87

452  
2-776

Post House

Fish Pond

460  
21-988

Cock Robin  
Wood

# H.M. LAND REGISTRY

TITLE NUMBER BX1155487 A

This register consists of 6 pages

## A. PROPERTY REGISTER

containing the description of the registered land and the estate comprised in the Title

ADMINISTRATIVE AREA  
(County, County Borough etc.)

PARISH OR PLACE

SUSSEX

EAST GRINSTEAD

The Freehold land shown and edged with red on the plan of the above title filed at the Registry registered on 15 August 1969 known as Saint Hill Manor, Saint Hill Road.

NOTE 1:-There are appurtenant to the land tinted pink and tinted blue on the filed plan the following rights granted by the Conveyance dated 11 August 1959 referred to in Entry No. of the Charges Register:-

"A full and free right for the Sub Purchaser and his successors in title the owner or owner for the time being of the South Lodge forming part of the property hereby conveyed to the free passage and running of sewage water and soil as at present enjoyed from such property through the pipes now laid under the said property edged brown on the said plan which discharge into the cesspool constructed on the said property edged brown on the said Plan close to the north east corner of the pond shown thereon from which cesspool the overflow is piped into the said pond the Sub-Purchaser contributing a proportionate part according to user of the cost of maintaining repairing renewing and cleansing the main drain cesspool overflow pipe and all other ancillary apparatus forming part of the said drainage system and also the full and free right and liberty to enter on to the said property edged brown on the said Plan for the purpose of inspecting repairing maintaining renewing or improving all branch drainage pipes which solely serve the property hereby conveyed and which shall be maintained by the Sub-Purchaser at his own expense the Sub-Purchaser making good any damage thereby occasioned.

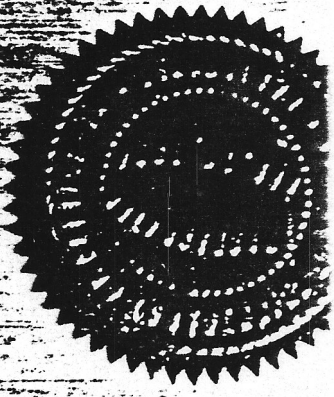
Remark:-The land edged brown referred to is similarly shown on the filed plan and the pond referred to is shown thereon.

NOTE 2:-There are appurtenant to the land tinted yellow on the filed plan the following rights granted by the Conveyance dated 6 October 1959 referred to in Entry No. 3 of the Charges Register:-

"A right of way for the Sub-Purchaser and his successors in title the owner or owners for the time being of that part of the property hereby conveyed which is coloured yellow on the said plan or any part thereof at all times and for all purposes (including timber extraction and all forestry operations) and with or without animals vehicles and machinery of every description over tracks not exceeding 30 feet in width in each case across the adjoining land formerly belonging to the Vendor between the points marked G, H and J and also G, I, and L on the said plan subject to the person or persons for the time being exercising such rights contributing a fair proportion according to user of the cost of maintaining repairing and renewing such tracks."

Remark:-The land coloured yellow referred to is similarly shown on the filed plan and the points G, H, J, I and L referred to have been reproduced on the filed plan.

THE SEAL of the CHURCH OF )  
SCIENTOLOGY OF CALIFORNIA )  
was hereunto affixed in the )  
presence of :- )



*Joseph A. ...*  
PRESIDENT.

*M. Quirino*  
SECRETARY.

*... ..*  
*... ..*





C. CHARGES REGISTER

containing charges, incumbrances, etc., adversely affecting the land and registered

as therewith

TITLE NUMBER SX115548

Application number and remarks

The date at the beginning of each entry is the date on which the entry was made on this edition of the register.

Entry number

1.

15 August 1969-The land tinted pink and tinted blue on the filed plan is subject to the following rights reserved by a Conveyance thereof dated 11 August 1959 made between (1) His Highness Maharaja Sir Sawai Man Singh Bahadur (Vendor), (2) Broadland Properties Limited and (3) Lafayette Ron Hubbard (Sub-Purchaser):-

"RESERVING unto the Vendor and his successors in title the rights easements and privileges contained in the Second Schedule hereto"

THE SECOND SCHEDULE hereinbefore referred to

1. The right for the Vendor and his successors in title the owner or owners for the time being of the property edged green blue and red on the said Plan or any part thereof to pass and repass at all times and for all purposes (including timber extraction and all forestry operations) and with or without animals vehicles and machinery of every description over the secondary drive forming part of the property hereby conveyed between the points marked "A" and "B" "A" and "B" and "X" and "D" respectively on the said plan subject to the owner or owners for the time being of such property each contributing a fair proportion according to user of the cost of maintaining repairing and renewing the said secondary drive

2. A right of way for the Vendor and his successors in title the owner or owners for the time being of the Home Farm Saint Hill aforesaid at all times and for all purposes (including timber extraction and all forestry operation) and with or without animals vehicles and machinery of every description over a track not exceeding thirty feet in width across that part of the property hereby conveyed which is hatched blue on the said plan between the points marked "L" and "M" on the said plan subject to the owner or owners for the time being of the said Home Farm contributing a fair proportion according to user of the cost of maintaining repairing and renewing the said track

5. The right for the Vendor and his successors in title the owner or owners for the time being of the said Home Farm Saint Hill aforesaid to the free passage and running of sewage water and soil from the farm buildings thereon which is piped to a cesspit constructed in the yard on the said Home Farm from which it continues to be piped through that part of the property hereby conveyed which is hatched blue on the said Plan and which discharges into a common disposal plant constructed on the said property edged yellow on the said Plan as indicated by the letter "X" on the said plan and also the right to enter on to the property hereby conveyed where necessary for the purpose of inspecting repairing maintaining renewing and cleansing the said cesspool and drainage pipes subject to the person or persons for the time being exercising such right doing as little damage as possible in the exercise thereof and making good or paying reasonable compensation for all damage which may be so caused."

NOTE:-The land edged green and blue referred to now forms part of the land in this title and accordingly the points A and B referred to no longer affect; the land edged red referred to is edged blue on the

Continued.

... through in red are no longer subsisting

Entry number	The date of the beginning of each entry is the date on which the entry was made on this edition of the register.	Application number and remarks
	<p>filed plan; the points A and D referred to have been reproduced thereon, the points L and M referred to have been reproduced thereon, the land hatched blue referred to is tinted blue thereon; the land coloured yellow referred to is similarly shown thereon and the point X referred to has been reproduced thereon</p>	
2.	<p>15 August 1969-The land tinted pink and tinted blue on the filed plan is subject to the following rights contained in the Conveyance dated 11 August 1959 referred to in Entry No. 1 above:-</p> <p>" The right of the Weir Wood Water Board to maintain in perpetuity a water main under part of the property hereby conveyed and</p> <p>All such privileges and advantages whether as regards way support water drainage light or of laying and maintaining water or other pipes or mains of any nature whatsoever for the benefit of any property now or formerly forming part of the Vendor's Saint Hill Estate (whether still retained by the Vendor or not) or any other adjacent property as the owners tenants or occupiers thereof are now or have been accustomed to enjoy by way of easements quasi-easements profits a prendre or otherwise (whether subject to payment or not)."</p>	
3.	<p>15 August 1969-The land tinted yellow, edged yellow, tinted brown and tinted mauve on the filed plan is subject to the following rights reserved by a Conveyance thereof dated 6 October 1959 made between (1) His Highness Maharaja Sir Sawai Man Singh Bahadur (Vendor); (2) Broadland Properties Limited and (3) Lafayette Ron Hubbard (Sub-Purchaser):-</p> <p>"RESERVING unto the Vendor and his successors in title the rights easements and privileges contained in the Third Schedule hereto-</p> <p><u>THE THIRD SCHEDULE</u> hereinbefore referred to</p> <p>1. The right for the Vendor and his successors in title the owner or owners for the time being of Home Farm Saint Hill aforesaid to take a supply of water from the existing water supply system on those parts of the property hereby conveyed which are coloured blue and green on the said plan and the right to enter on those parts of the property hereby conveyed which are coloured blue green and red on the said plan (where necessary) for the purpose of inspecting maintaining repairing and renewing the reservoir situated on that part of the property hereby conveyed which is coloured blue on the said plan and all pipes and apparatus ancillary to the said water supply system Subject to the person or persons for the time being exercising such rights doing as little damage as possible in the exercise thereof and making good or paying reasonable compensation for all damage which may be so caused.</p> <p>2. The right for the Vendor and his successors in title the owner or owners for the time being of the said Home Farm Saint Hill aforesaid to the free passage and running of sewage water and soil from the farm buildings thereon which is pipes to a cesspit constructed in the Yard on the said Home Farm from which it continues to be piped through the adjoining land of the Sub-Purchaser and which discharges</p> <p style="text-align: right;">Continued.</p>	

Any entries struck through in red are no longer subsisting

C. CHARGES REGISTER

containing charges, incumbrances, etc., adversely affecting the land and registered dealings thereon

TITLE NUMBER SX115548

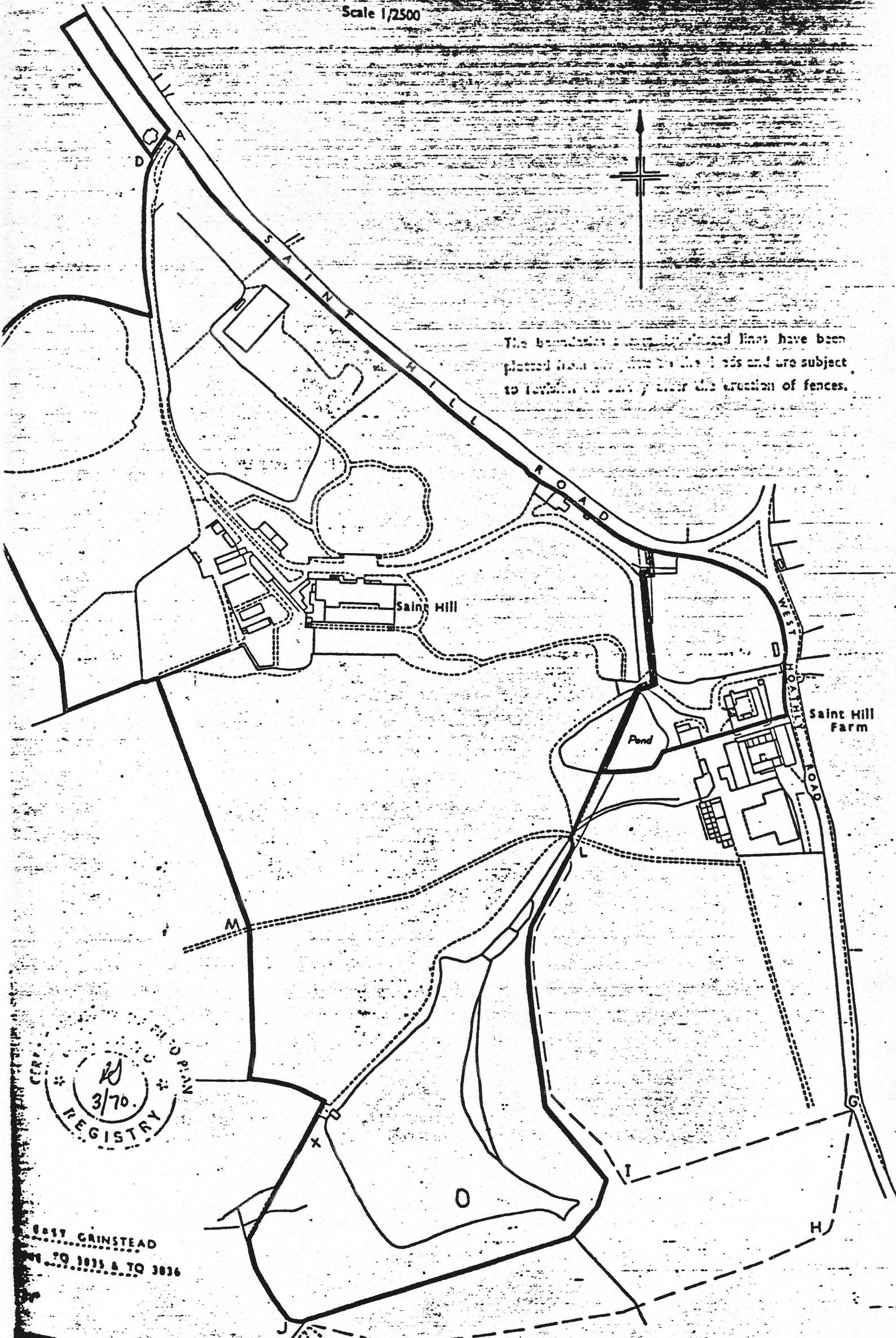
Entry number	The date at the beginning of each entry is the date on which the entry was made on this edition of the register.	Application number and remarks
	<p>into a common disposal plant constructed on the said property coloured yellow on the said plan where indicated by the letter X on the said plan and also the right to enter on to the property hereby conveyed where necessary for the purpose of inspecting repairing maintaining renewing and cleansing the said common disposal plant and drainage pipes subject to the person or persons for the time being exercising such rights doing as little damage as possible in the exercise thereof and making good or paying reasonable compensation for all damage which may be so caused.</p> <p>3. The right for the Vendor and his successors in title the owner or owners for the time being of the property edged red on the said plan to discharge the overflow from the septic tank which serves such last mentioned property into an open ditch on that part of the property hereby conveyed which is coloured green on the said plan and also the right to enter on the said land coloured green on the said plan where necessary for the purpose of inspecting maintaining renewing and cleansing the drainage pipes subject to the person or persons for the time being exercising such rights doing as little damage as possible in the exercise thereof and making good or paying reasonable compensation for all damage which may be so caused.</p> <p>NOTE:-The land coloured blue, green and red referred to is edged yellow, tinted brown and tinted mauve respectively on the filed plan; the land coloured yellow referred to is similarly shown thereon; the point marked X referred to has been reproduced thereon and the land edged red referred to is edged blue thereon.</p>	
4.	<p>15 August 1969-The land tinted yellow, edged yellow, tinted brown and tinted mauve is subject to the following rights contained in the Conveyance dated 6 October 1959 referred to in Entry No. 3 above:-</p> <p>" The right of the Weir Wood Water Board to maintain in perpetuity a water main under those parts of the property hereby conveyed which are coloured red and blue on the said plan</p> <p>All such privileges and advantages whether as regards way support water drainage light or of laying and maintaining water or other pipes or mains of any nature whatsoever for the benefit of any property now or formerly forming part of the Vendor's Saint Hill Estate (whether still retained by the Vendor or not) or any other adjacent property as the owners tenants or occupiers thereof are now or have been accustomed to enjoy by way of easements quasi-easements profits a prendre or otherwise (whether subject to payment or not.)</p> <p>NOTE:-The land coloured red and blue referred to is tinted mauve and edged yellow respectively on the filed plan.</p>	

# H. M. LAND REGISTRY

Scale 1/2500



The boundaries shown by dashed lines have been planned from the plan by the roads and are subject to revision to carry effect the erection of fences.



REGISTRY  
3/70.  
REGISTRY

6457 GRINSTEAD  
1915 & TO 1936